20 Church Close
Shawbury Shrewsbury
SY4 4JX

MONKS

2 Bedroom House - Semi-Detached
Guide Price £200,000

The features

- IMMACULATELY PRESENTED, NEWLY REFURBISHED HOME
- RECEPTION HALL, GOOD SIZED LOUNGE
- 2 GENEROUS SIZED BEDROOMS AND NEWLY FITTED BATHROOM
- ENCLOSED REAR GARDEN WITH OPEN ASPECT
- NO UPWARD CHAIN - VIEWING HIGHLY RECOMMENDED
- ENVIABLE VILLAGE LOCATION IDEAL FOR COMMUTERS
- LOVELY REFITTED KITCHEN/DINING ROOM
- DRIVEWAY PARKING FOR TWO CARS
- PERFECT FIRST TIME BUYER OR GROWING FAMILY
- EPC RATING E

***** COMPLETELY RENOVATED 2 BEDROOM SEMI DETACHED HOME *****

An excellent opportunity to purchase this impressive, mature, 2 bedroom semi detached house which has undergone complete modernisation and improvement and is perfect for a first time buyer or growing family.

Occupying an enviable cul de sac location with open aspect to the rear in the heart of this popular self sufficient village which is ideal for commuters with ease of access to Shrewsbury, Telford and The Potteries. Shawbury boasts an excellent range of amenities including primary school, church, supermarket, shops, doctors and regular bus service to the Town Centre.

The accommodation briefly comprises Reception Hall, good sized Lounge, lovely re-fitted Kitchen/Dining Room, 2 generous Bedrooms and Bathroom.

The property has the benefit of newly installed economical storage heating, driveway with parking for two cars and good sized enclosed rear garden with open aspect.

Viewing highly recommended.

Property details

LOCATION
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RECEPTION HALL
with composite entrance door, wooden effect flooring, wall mounted heater.

LOUNGE
with window overlooking the garden with open aspect to the rear, media point, wall mounted heater.

KITCHEN/DINING ROOM
A lovely light through room. Dining area with window overlooking the garden, ample space for dining table, wall mounted heater.

The Kitchen has been newly fitted with range of dark and light grey contrasting shaker style units incorporating single drainer sink unit with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for a range of appliances. Inset 4 ring hob with extractor hood over and oven and grill beneath and complementary wall units. Window overlooking the front and door leading to the side and garden.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to the First Floor Landing with access to roof space. Window to the front and double Airing/Linen cupboard.

BEDROOM 1
A generous double room with window to the rear with lovely open aspect, fitted double and single wardrobe/storage cupboard, wall mounted heater.

BEDROOM 2
A good sized room with window to the rear with lovely open aspect, wall mounted heater.

BATHROOM
with suite comprising panelled bath with shower unit over, wash hand basin set into vanity with storage and WC. Heated towel rail/radiator, windows to the front and side.

OUTSIDE
The property is approached over pathway with lawn and flower and shrub beds. Side pedestrian gated access to the good sized Rear Garden which is currently undergoing work and will have paved sun terrace, garden laid to lawn and enclosed with wooden fencing and having a lovely open aspect to the rear. Driveway with parking for two vehicles.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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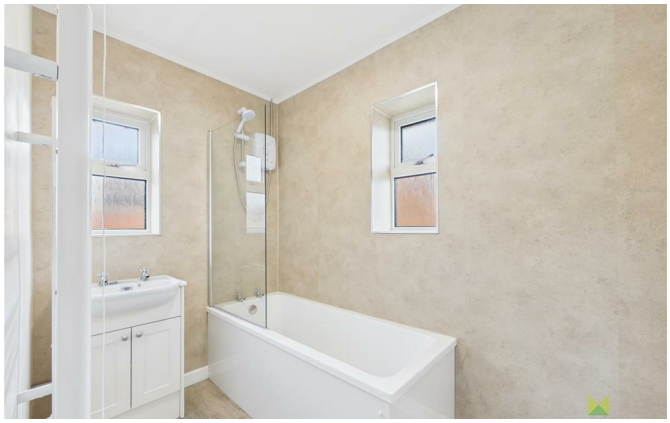

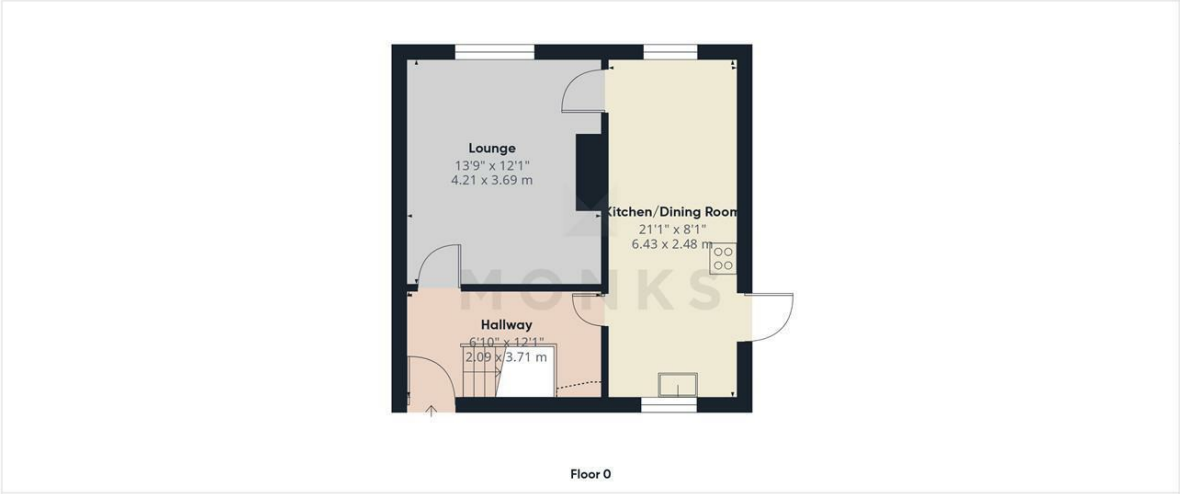

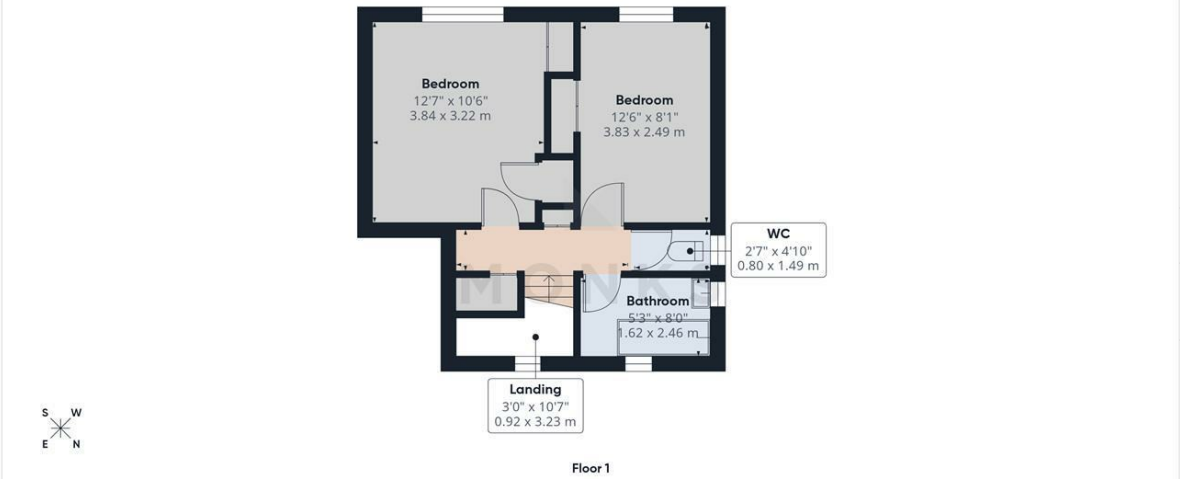

MONKS

Approximate total area(1)
775 ft²
72.1 m²

Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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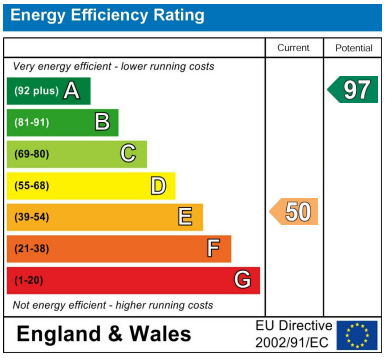

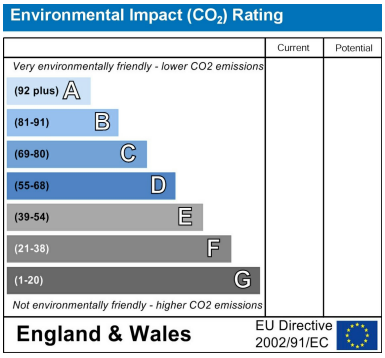

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.